



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
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June 20, 2012

Glenn Decker
Lantz-Boggio Architects, PC
5650 DTC Parkway, Suite 200
Greenwood Village, Colorado 80111

RE: Approval of a request to rezone undeveloped property at 6550 Schroeder Road from Planned Community Development-Specific Implementation Plan (PCD-SIP) to Amended Planned Community Development-General Development Plan-Specific Implementation Plan (PCD-GDP-SIP) to allow construction of a 30-unit assisted living facility.

Dear Mr. Decker;

At its June 19, 2012 meeting, the Common Council **conditionally approved** your application to rezone 6550 Schroeder Road from PCD-SIP to Amended PCD-GDP-SIP, subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for new construction:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following fifteen (15) items:

1. The proposed 36-inch stone wall for the building signage is located within the existing sanitary sewer easement, which will not be permitted. Relocate the proposed wall outside the easement.
2. Label the existing sanitary sewer easement as "10-foot public sanitary sewer easement per Document No. 1360915 (CSM 1113)".
3. Make reference on the site plan to the existing private access easement as created by Document No. 3545089 (CSM 10528) and the expanded easement rights created by separate Easement Agreement Document No. 3548671.
4. In accordance with 10.34 MGO – Street Numbers, please submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping (Lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
5. This development is subject to impact fees for the Upper Badger Mill Creek Impact Fee District. All impact fees are due and payable at the time building permits are issued.
6. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that the City Engineer

determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

7. All work in the public right-of-way shall be performed by a City-licensed contractor.
8. All damage to the pavement on Struck Street and Schroeder Road, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
10. Prior to final approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, & 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with MGO Chapter 37; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances. Stormwater management plans shall be approved by the City Engineering Division prior to signoff.
11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
12. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
13. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
14. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
15. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Bryan Walker of the Traffic Engineering Division at 267-8754 if you have questions about the following three (3) items:

16. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
17. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
18. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

19. Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
20. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 with questions about the following four (4) items:

21. Include under signage in the zoning text: Signage must be reviewed for compliance with MGO Chapter 31, Sign Codes, and Chapter 33, Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
22. Parking and loading shall comply with MGO Section 28.11(4). Provide one 10' x 35' loading area with 14 feet of vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
23. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a plan showing at least .5 foot candle on any surface. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line.
24. Bike parking shall comply with MGO Section 28.11. Show 2 bicycle parking stalls, and show bike rack detail on the final plan, designed to accommodate U-shaped locking devices.

Please contact Tim Sobota of Metro Transit, at 261-4289 with questions about the following five (5) items:

25. The applicant shall install and maintain a bench or other seating amenity on the east side of Struck Street, north of Schroeder Road, adjacent the existing concrete bus stop boarding pad location.
26. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant review the potential of placing the amenities outlined above on private property. Placement of privately installed and maintained property on a public right-of-way will require the review and approval of

additional City agencies, including City Real Estate and City Engineering, prior to Metro Transit giving final approval to the plans.

27. The applicant shall include the location and specification of this amenity on the final documents filed with their permit application so that Metro Transit may review and approve the design.
28. Metro Transit operates daily transit service along Struck Street north of the Schroeder Road intersection. Bus stop ID #8181 is currently located adjacent the project site, and has a concrete boarding surface in the terrace between the curb and sidewalk.
29. The original zoning approval for the entire parcel of land northeast of this intersection, issued in June 2002 for 6530 Schroeder Road, had an adopted requirement for the eventual installation and maintenance of a passenger waiting shelter – upon construction of the planned commercial building on the corner. Due to the transition from commercial usage to expanded residential on this corner of the original parcel, Metro Transit would revise the amenity request to just the bench seating item

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

30. Note: All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact my office at 261-9632 if you have questions about the following item:

31. Final plans submitted for staff review and approval shall reflect recommendations made by the Urban Design Commission as follows:
 - a.) Replace the Black Hill Spruce in the island with an Austrian Pine or another species that would not limit visibility as much;
 - b.) Add another tree at the end island along the Schroeder Road driveway. The chosen tree species should not have branches close to the ground.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Approval of the plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

After the planned unit development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Pat Anderson, Asst. Zoning Administrator
Tim Sobota, Madison Metro Transit

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Rec. Coord. (R & R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit